



United States Department of State Bureau of Overseas Buildings Operations

April 29, 2010

The Associated General Contractors of America
Federal Contractors Conference

Agenda

Who is OBO?

- Mission
- Global Portfolio
- Accomplishments

What Do We Do?

- Construction, Major Rehabilitation, Physical Security Upgrade Projects
- Management Priorities
 - Maintain Current Level of New Construction
 - Focus on Maintenance and Operations
 - Design Excellence
 - Sustainability and Green Initiatives

How To Get Work with OBO?

Questions



Who is OBO?

The Bureau of Overseas Buildings Operations (OBO) directs the worldwide overseas building program for the Department of State and the U.S. Government community serving abroad under the authority of the chiefs of mission. In concert with other State Department bureaus, foreign affairs agencies, and Congress, OBO sets worldwide priorities for the design, construction, acquisition, maintenance, use, and sale of real properties and the use of sales proceeds.

Mission Statement:

Assure that our 260+ U.S. diplomatic missions around the world have secure, safe, and functional facilities from which to advance U.S. foreign policy objectives.



Global Portfolio

- 168 countries
- 269 posts
- 85,000 U.S. Government employees from 30 agencies
- Over 18,000 properties
 - 5,200 government-owned or long-term leased facilities containing over 78 million sq. ft.
 - 13,000 short-term leased facilities, mostly residences
- Inventory of over \$26.5 billion in owned properties

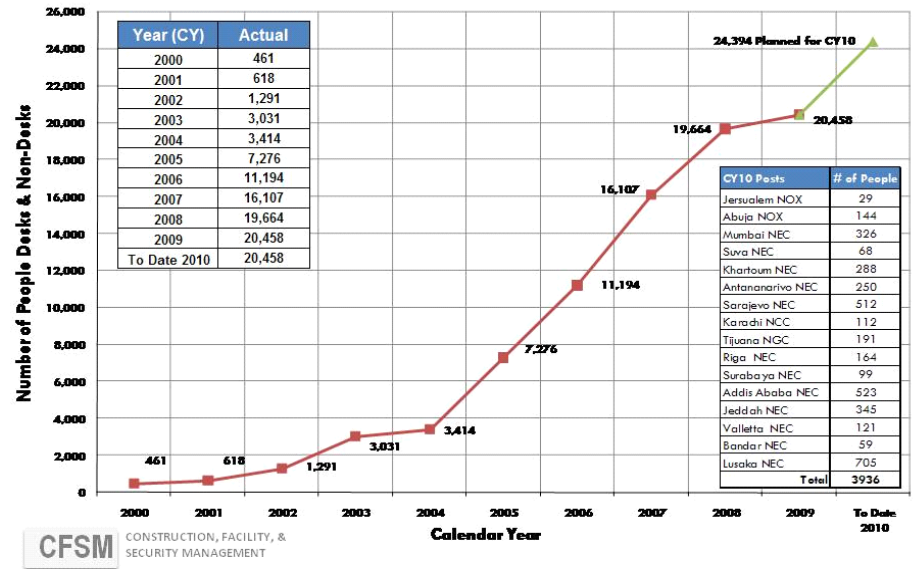


Ciudad Juarez, Mexico



Accomplishments

- Completed 250+ Major Projects Since 2001
 - 72 Security Capital Construction
 - 93 Major Rehabilitation
 - 90 Security Upgrade
- Since 2000, OBO has moved 21,025 people to safer facilities.



What Do We Do?

Capital Security Construction Program

- Build new embassies and consulates
 - 35 Active Projects
 - \$4.3 Billion Workload

Major Rehabilitation

- Rehabilitate existing facilities
 - 12 Active Projects
 - \$175 Million Workload

Physical Security Upgrade Program

- Improve security to meet current standards
 - 17 Active Projects
 - \$81 Million Workload



Management Priorities

- Maintain Current Level of New Construction
- Focus on Maintenance and Operations
- Design Excellence
- Sustainability & Green Initiatives





Joe Toussaint

**MANAGING DIRECTOR FOR
PROGRAM DEVELOPMENT,
COORDINATION, AND SUPPORT**

Design Excellence

- Ensure the best design/construction talent adopts a holistic approach to project delivery
- Greater integration of security into design
- Utilize appropriate and durable building materials
- Respect and respond to local culture and climate
- Design for sustainability and a lower life-cycle costs
- Use bridging documents to define design expectations



Sustainability and Green Initiatives

- Showcase USG leadership in green practices and technology around the world and reduce life-cycle costs and overall environmental impact of our facilities.
- Since 2008 all new embassies and consulates must receive green certification from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.



Nairobi Water Garden



**Athens Pergola
Photovoltaic Panels**



**Geneva Photovoltaic
Curtain Wall**



Current Projects FY10

FY10 Capital Projects

Projects Total \$1,352,319,000

1. Bishkek NEC
2. Islamabad Housing
3. Kabul NOB Addition
4. Libreville NEC Restart
5. Port Moresby SSmC
6. Ouagadougou MSGQ
7. Pretoria NOX
8. Santo Domingo NEC
9. Surabaya NEC

FY10 Major Rehab Projects

Projects Total \$76,000,000

1. Frankfurt
2. Canberra
3. Ulaanbaatar
4. Niamey
5. Prague
6. Vilnius

FY10 Physical Security Upgrades

Projects Total \$150,000,000 (estimated)

1. Minsk
2. Podgorica
3. Stockholm



Current Projects FY11

FY11 Capital Projects

Projects Total \$1,282,850,000

1. Lima MSGQ
2. Moscow NOX
3. Muscat MSGQ
4. New Delhi NOX
5. Oslo NEC
6. Rabat NEC
7. Sanaa Housing
8. Vientiane NEC
9. Look Back Projects

FY11 Major Rehab Projects

Projects Total \$36,375,000

1. Frankfurt
2. Vilnius

FY11 Physical Security Upgrades

Projects Total \$150,000,000 (estimated)

1. Ashgabat
2. Belfast
3. Calgary
4. Chengdu
5. Dublin
6. Harare
7. Maputo
8. Montevideo
9. Singapore
10. Tel Aviv
11. Tokyo
12. Vancouver
13. Vladivostok





Rod Evans

**MANAGING DIRECTOR FOR
CONSTRUCTION, FACILITY, AND
SECURITY MANAGEMENT**

Construction Management

Design-Build Process

- Kick-off meeting
- Design reviews/design certification
- Secure site - all temporary security systems in place
- Pre-construction conference – OBO & Contractor alignment
- Submittal and shop drawing reviews
- Early procurement of long lead items
- Construction security/transit security
- Commissioning/training/accreditation
- Substantial completion
- Occupancy/warranty period



Construction Management

Systems Commissioning

- Security
- Fire Alarm
- HVAC and BAS
- Telcom
- Power



Construction Management

Building Turnover

- Training
- O&M Deliverables
 - O & M manuals
 - As-built drawings
 - Spares and extra materials
 - Commissioning report
- Warrantee Management



Construction Management

Contractor Challenges (GAO 09-48)

- Logistics (getting labor and materials to sites)
- Meeting Department of State construction schedules
- Currency fluctuations
- Finding qualified and cleared workers
- Dealing with foreign governments (permits, customs, taxes)





Dave Vivien

**CONTRACT SPECIALIST
BUREAU OF ADMINISTRATION**

How To Get Work With OBO

Virtually all private sector companies participate in OBO projects through:

- 1) IDIQ contracts
- 2) Subcontracting to an IDIQ Contractor
 - Contact A/LM for a list of contractors
- 3) Design/Builders

Recommended Actions:

- Search FedBizOpps
- Contact A/LM:

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IDIQ Contracts

- Construction and Design/Build Services
- Various Architectural and Engineering Disciplines:
 - Architectural/Engineering Design Services
 - Architectural/Engineering Support Services
 - Mechanical/Electrical/Seismic/Environmental/Elevator/Fire protection
- Commissioning services
- Value engineering services
- Telecommunication services
- Roofing services

Set Asides for Small Business



Capital and Major Projects

- Projects over \$5 million are subject to the Percy Amendment (22 U.S.C. 302), which gives a 10% preference at evaluation to U.S. companies.
- Projects over \$10 million or that include technical security are subject to Omnibus Diplomatic Security and Anti-terrorism Act of 1986 (22 U.S.C. 4852), requiring cleared firms and firms that meet the U.S. Persons requirement.



FedBizOpps.gov

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Search more than **32,400** active federal opportunities.

Posted Date: Last 90 Days State Code: Any

Place of Performance: Any State / Territory Type: Any

Keyword / Solicitation #: Agency:

Additional criteria and multiple selections are available on the [advanced search form](#).
* Notices posted within the last 90 days.

[How do I find and compete for contracting opportunities related to the Haitian Relief and Reconstruction Effort?](#)

Buyers / Engineers
Government users may post, manage, and award opportunities.

Username [View Opportunities](#)
No login is required to view opportunities.

Password [Register How](#)
[Password Reminder](#)
 [Recovery FAQs](#)

Vendors / Citizens
Vendors and citizens may search, monitor, and retrieve opportunities.

Username [Find Opportunities](#)
No login is required to view opportunities.

Password [Register How](#)
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RECOVERY
FBO now contains Recovery and Investment Act actions.

FBO RECOVERY REPORTS

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DEMONSTRATION VIDEOS
Watch demonstration videos designed to familiarize you with the features and functionality of the new FBO.

Done

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Questions?